



Town of Middletown

TOWN HALL 350 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND 02842

Minutes

Of the meeting of Monday, October 18, 2004

Middletown, RI Conservation Commission

Present: Gary Paquette, Maggie Bulmer, Richard Wallace, Paul Barrow, Robert Johnson

Absent: Audrey Rearick, Stanley Grossman

Old Business:

The meeting was called to order at 5:30 pm. A motion to accept the minutes of the September meeting was presented by Maggie Bulmer and seconded by Richard Wallace. The motion carried unanimously.

An oral report was presented by the ad-hoc committee to study the petition for a special use permit to construct a single family dwelling within Zone 1 of the Watershed Protection District at 80 Paradise Avenue (Case 2004-002). A site visit was conducted on Saturday, September 18, 2004. At that time, the conditions depicted on the preliminary site plan were verified. It was clear from observation, that the general slope of the property was indeed in a westerly direction towards Paradise Avenue as depicted in the site plan, not to the south toward Bailey Avenue as claimed in the narrative description. The presence of a storm water catch basin was also confirmed at the corner on Paradise and Bailey Avenues. The condition of the ground inside of the stone wall along Paradise Avenue was wet however there was no standing water present at the time of the visit. Subsequent to this site visit, a second visit was conducted by the chairman that afternoon during the height of a fairly substantial rain storm. At that time, it was observed that there was an amount of storm water present in the swale along Paradise Avenue that was emptying into the catch basin. There was no evidence of storm water flowing from this property over Paradise Avenue toward the Maidford River.

It was proposed during the meeting of the Commission that the proposed development was consistent with other developments in the immediate area both behind and adjacent to the property at 80 Paradise Avenue, along Bailey Avenue, and on the west side of Paradise Avenue between Paradise Avenue

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and the Maidford River. It was postulated that due to the presence of the relatively impermeable Stissing soil in this area that it was unlikely that the construction of a dwelling on this property would significantly impact the runoff of storm water above and beyond the existing conditions.

A motion to recommend issue of a special use permit was proposed by Maggie Bulmer and Richard Wallace. Prior to putting the motion up for a vote, it was suggested by various members of the Commission that the letter of recommendation on this action also contain the following caveats:

1. That the developer give consideration to constructing the driveway and parking area using some sort of permeable material in lieu of asphalt or other impermeable material.
2. That the developer perform due diligence in determining the presence or absence of a sewer tie-in running from the northwest corner of the existing dwelling at 80 Paradise Avenue, westward to the sewer main along Paradise Avenue before beginning excavation of the foundation of the proposed dwelling in order to protect the sewer tie-in from damage and that the placement of the well be given due consideration in light of the possible presence of this sewer tie-in.
3. That industry-standard erosion control measures including hay bales and silt fences be utilized during construction of the proposed dwelling.
4. That the use of lawn chemicals and other household chemicals be restricted to the level stated in the special use application.

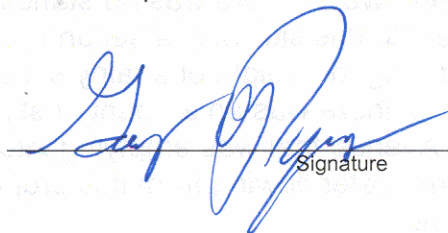
There being no further discussion, the motion was put to a vote and passed unanimously.

Maggie Bulmer presented a brief description of the progress of the Bailey's Brook committee and urged the members of the Commission to check the project website in order to get more information on its activities.

Ms. Bulmer also presented an update of the Easton's Point Association's efforts with regards to protecting the Public Rights of Way along Easton's Point.

There being no new business, a motion of adjournment was made, seconded and passed. The meeting adjourned at 6:19 pm.

Submitted: 10/19/2004
Date


Signature

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